


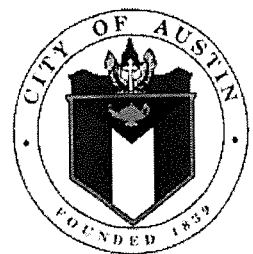


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 409'

NOTIFICATIONS

CASE#: C15-2015-0154
LOCATION: 1541 W Cesar Chavez



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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CITY OF AUSTIN
APPLICATION TO BOARD OF
ADJUSTMENT GENERAL
VARIANCE/PARKING VARIANCE

CASE# 95-2015-0154
ROW# 11924717
TAX# 0107090108

MAP 0107090108

m7
2

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 1541 W. Cesar Chavez, Austin, Texas, 78703

LEGAL DESCRIPTION: Navigable waterway of the Colorado River in
the George W. Spear Survey No. 7, Travis County.

I/we Matt Knifton on behalf of myself/ourselves as authorized agent for
Austin Parks and Recreation Department affirm that on August 13, 2015, hereby
apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

 ERECT ATTACH COMPLETE X REMODEL MAINTAIN

Extend the existing Texas Rowing Center dock an additional 20 feet into Lady Bird Lake
from its present location ranging from 27 feet to 69 feet from shore. The new location
will range from 47 feet to 89 feet from shore. This new configuration will provide for the
removal of boat storage from park land to the waters of Lady Bird Lake.

I seek a variance from 25-2-1176 (A) (1): A dock may extend up to 30 feet from the
shoreline, except that the director may require a dock to extend a lesser or greater
distance from the shoreline if deemed necessary to ensure navigation safety.

In a P-NP district. (Old West Austin)
(zoning district)

3/13

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

In its wording, having no adverse impact on navigation safety is not sufficient cause to permit a dock to extend farther than 30 feet from shore. The proposed Dock Modification and Floating Boat Storage will extend 89 feet from shore at its greatest extent. But this new configuration will still be only 16 feet beyond a projection of land just 150 feet downstream of the dock that for practical purposes defines the true navigable channel. (Refer to Location Map.)

This project provides on-water boat storage for the Texas Rowing Center, a PARD concession that provides public access to recreation use of Lady Bird Lake. Relocating boat storage to the dock where the boats will be used will remove the present growing hazard arising from the increasing number of boats (up to 60 feet long) having to be carried across the heavily used Hike and Bike Trail. This project is a Life Safety priority for PARD.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

No other boating concession on Lady Bird Lake has the challenge of moving large boats across a busy pedestrian and cycling path. The danger of collision resulting in serious injury grows yearly.

- 237
2. (b) The hardship is not general to the area in which the property is located because:

No other boating concession on Lady Bird Lake has the challenge of moving large boats across a busy pedestrian and cycling path.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Texas Rowing Center, a PARD concession founded in 1987 to promote boating recreation on Lady Bird Lake is an essential element of the vibrant on-water activities that characterize the Colorado River in the heart of the city. The Hike and Bike Trail is a popular feature of the riverfront parkland that is identified with the city and is emblematic of its active outdoor lifestyle. Untangling the potentially dangerous traffic snarl at the park's narrowest point will allow both the Rowing Center and the Trail to function better for the enjoyment and safety of all users.

Additional Considerations regarding Area Character:

1. Construction of much-needed boat storage in the lake will result in no removal of parkland trees.
2. Construction of much-needed boat storage in the lake will result in no cut-and-fill disturbance of parkland.
3. Utilizing the existing dock for staging and construction will result in no disruption to the use of the Hike and Bike Trail.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Not Applicable

37
5/5

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Not Applicable

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Not Applicable

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Not Applicable

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE: - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

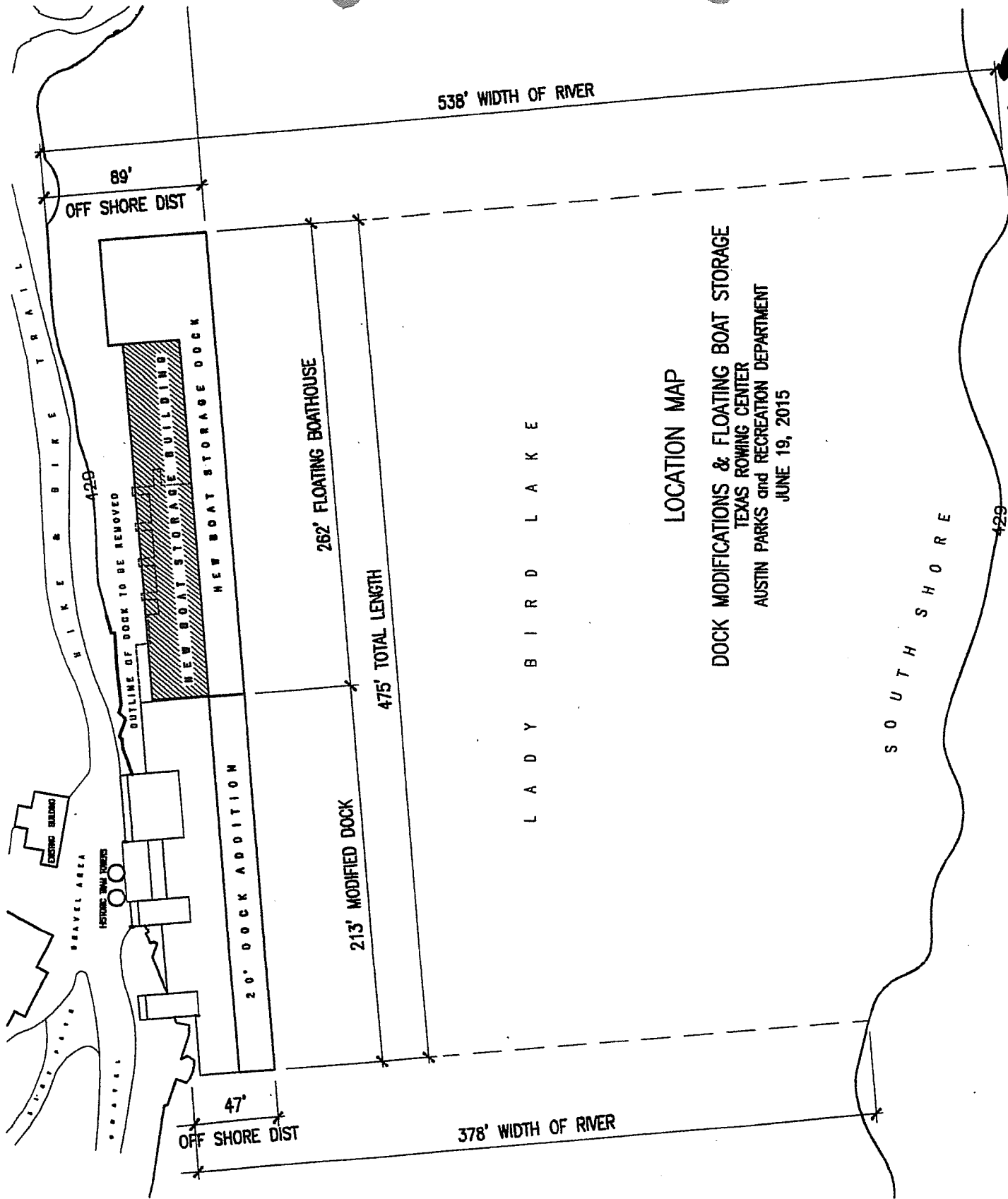
Signed [Signature] Mail Address 1541 W. Cesar Chavez
City, State & Zip Austin, Texas 78703

Printed Matt Knifton Phone 512-468-3436 Date 9/17/2015

OWNERS CERTIFICATE: - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

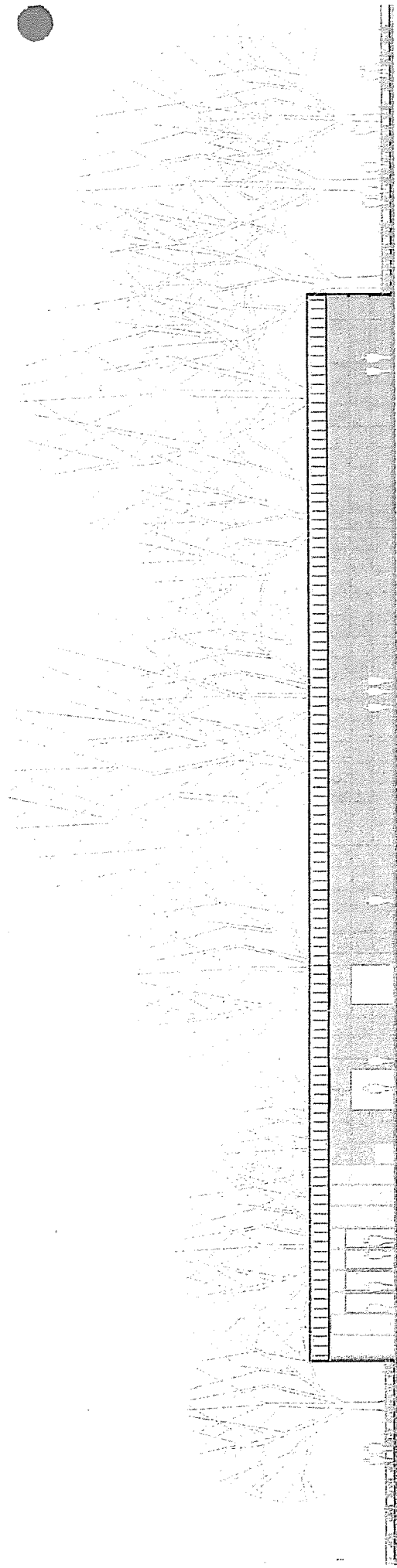
Signed [Signature] Mail Address 200 South Lamar Blvd
City, State & Zip Austin, Texas 78704

Printed Sara Hensley Phone 512-974-6700 Date 9/14/2015
Dir., Austin Parks & Rec. Dept.



LOCATION MAP

DOCK MODIFICATIONS & FLOATING BOAT STORAGE
TEXAS ROWING CENTER
AUSTIN PARKS and RECREATION DEPARTMENT
JUNE 19, 2015



RIVER SIDE (SOUTH) ELEVATION

FLOATING BOATHOUSE & ROWING DOCK
TEXAS ROWING CENTER
AUSTIN PARKS and RECREATION DEPARTMENT
JUNE 19, 2015

JB

ORDINANCE NO. 20100513-050

6/3

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7201-7207 ALBERT ROAD AND 1305-1407 MATTHEWS LANE FROM SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence large lot-conditional overlay (SF-1-CO) combining district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-2009-0157, on file at the Planning and Development Review Department, as follows:

A 2.239 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7201-7207 Albert Road and 1305-1407 Matthews Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. All vehicular access to the Property from Matthews Lane shall be as follows:

- 1) A maximum of three driveways are permitted from the Property to Matthews Lane.
- 2) One driveway shall be for drainage facility access.
- 3) Two of the driveways shall be for single family residence use and may be joint-use driveways that serve more than one single family residence use.

B. Unless a joint-use driveway is used as an alternative access for single family residence use, the minimum lot width at the street frontage on Matthews Lane or Albert Road is 20 feet.

3/27/9

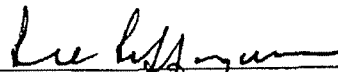
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence standard lot (SF-2) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on May 24, 2010.

PASSED AND APPROVED

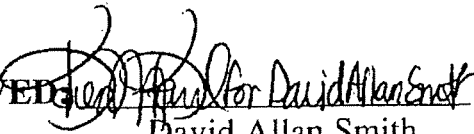
_____, May 13, 2010

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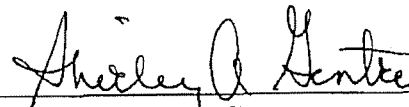
Lee Leffingwell
Mayor

APPROVED



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

C14-2009-0157

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

10

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 2.239 ACRES OF LAND, A PORTION OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 2.239 ACRES OF LAND BEING ALL OF THAT TRACT OF LAND, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, AS DESCRIBED IN A DEED FROM CECIL F. MEREDITH TO BEVERLY CLAIRE CHITWOOD AND SHERLEY LAVONNE WENTZ OF RECORD IN VOLUME 6332, PAGE 1134, TRAVIS COUNTY DEED RECORDS, AS SURVEYED FOR DON GODWIN BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS.

Beginning at a 3/4" iron pipe found in the south line of Matthews Lane at the northeast corner of that tract of land, a portion of the William Cannon League Survey No. 19, Abstract No. 6, in the City of Austin, Travis County, Texas, as described in a deed from Cecil F. Meredith to Beverly Claire Chitwood and Sherley Lavonne Wentz of record in Volume 6332, Page 1134, Travis County Deed Records, said 3/4" iron pipe found being also at the southeast corner of that 0.133 of one acre tract, a portion of the said William Cannon League Survey No. 19, as described in a Right Of Way deed from Cecil F. Meredith, et al to Travis County, Texas, of record in Volume 1549, Page 459, Travis County Deed Records, and at the northwest corner of Lot 1, Block A, Elm Wood Estates, a subdivision of a portion of the said William Cannon League Survey No. 19, of record in Plat Book 6, Page 140, Travis County Plat Records, for the POINT OF BEGINNING and northeast corner of the herein described tract;

(1) THENCE with the east line of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, and the west line of Lots 1 and 2, Block A of said Elm Wood Estates, S 31° 30' 00" W at 125.04 feet passing a 1/2" steel pin found at the southwest corner of said Lot 1 and the northwest corner of said Lot 2, in all 246.96 feet to a 1/2" steel pin set for the southeast corner of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, and for the northeast corner of that two acre tract of land, a portion of the said

EXHIBIT 'A'

William Cannon League Survey No. 19, as described in a deed from Robert Durham Allentharp, et al to Jack M. Jordan, et ux of record in Volume 2040, Page 125, Travis County Deed Records, for the southeast corner of the herein described tract, and from which 1/2" steel pin set a 1/2" steel pin found at the southwest corner of said Lot 2, Block A, Elm Wood Estates and the northwest corner of Lot 3, Block A of said Elm Wood Estates bears, S 31° 30' 00" W 3.00 feet;

(2) THENCE with the south line of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records; and the north line of the said Jordan two acre tract, N 58° 30' 00" W 417.38 feet to a 1/2" steel pin set in the east line of Albert Lane for the southwest corner of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, and for the northwest corner of the said Jordan two acre tract, for the southwest corner of the herein described tract, and from which 1/2" steel pin set a 1/2" iron pipe found in the east line of Albert Lane at the southwest corner of the said Jordan two acre tract bears, S 31° 30' 00" W 208.95 feet;

(3) THENCE with the east line of Albert Lane and the west line of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, N 31° 30' 00" E 220.39 feet to a 1/2" steel pin set at the intersection of the east line of Albert Lane with the south line of Matthews Lane for the northwest corner of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, and for the southwest corner of the said Travis County, Texas 0.133 of one acre tract, for the northwest corner of the herein described tract;

(4) THENCE with the south line of Matthews Lane and the north line of the said Chitwood and Wentz tract of record in Volume 6332, Page 1134, Travis County Deed Records, being also with the south line of the said Travis County, Texas 0.133 of one acre tract, S 62° 08' 30" E 418.22 feet to the POINT OF BEGINNING of the herein described tract, containing 2.239 acres of land.

Godwin FN of 2.239 Ac, P 3

12/31

Survey Completed April 8, 1996



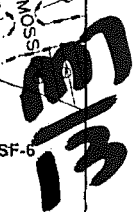
METCALFE & SANDERS, INC.
Land Surveyors

By:

A handwritten signature in cursive script, appearing to read "George L. Sanders".

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Plan 9631
FB 793, P 42-47 & DC
2FN96/96026.01



 SUBJECT TRACT

 ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

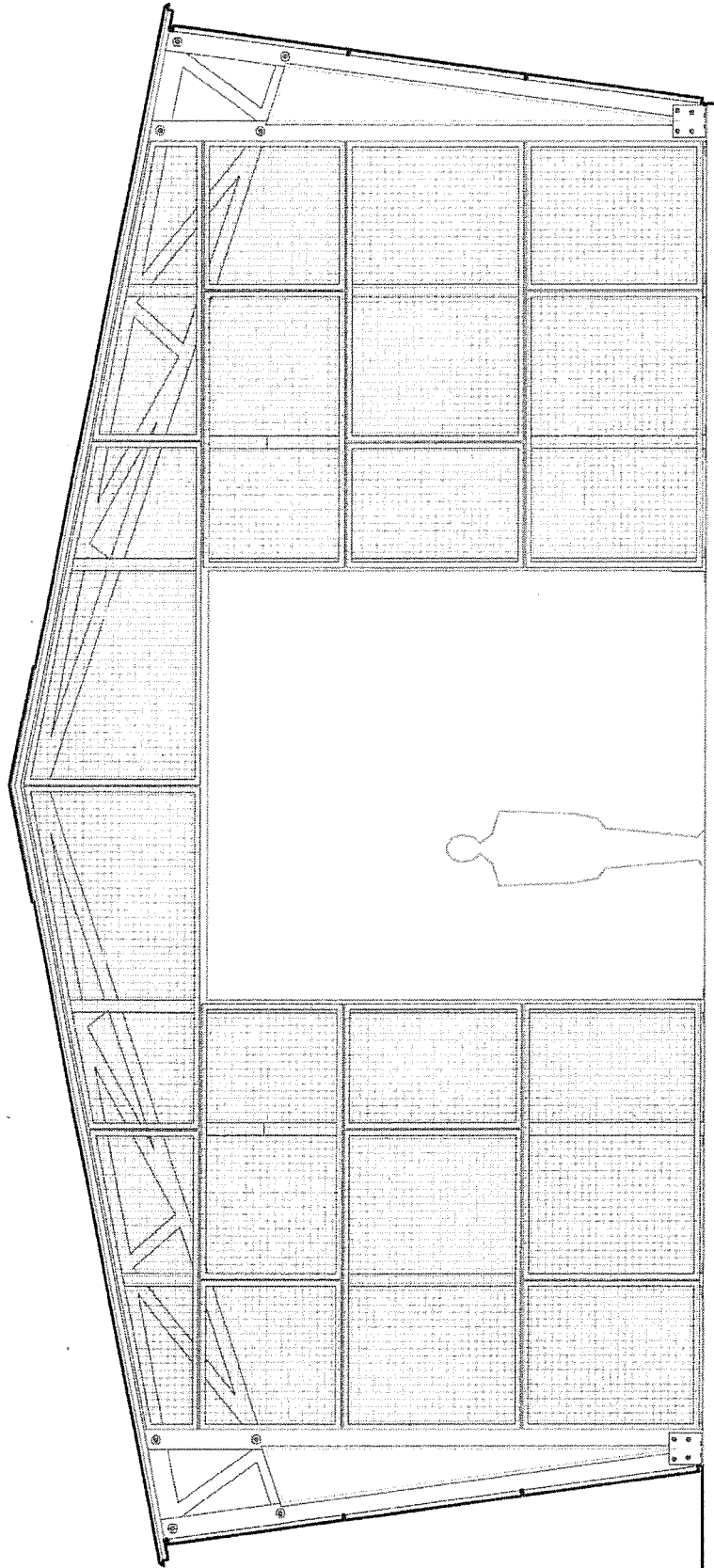
ZONING EXHIBIT B

ZONING CASE#: C14-2009-0157
ADDRESS: 7201-7207 ALBERT RD &
1305-1407 MATTHEWS LN
SUBJECT AREA: 2.167 ACRES
GRID: F16
MANAGER: W. RHOADES


$$1'' = 400'$$

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

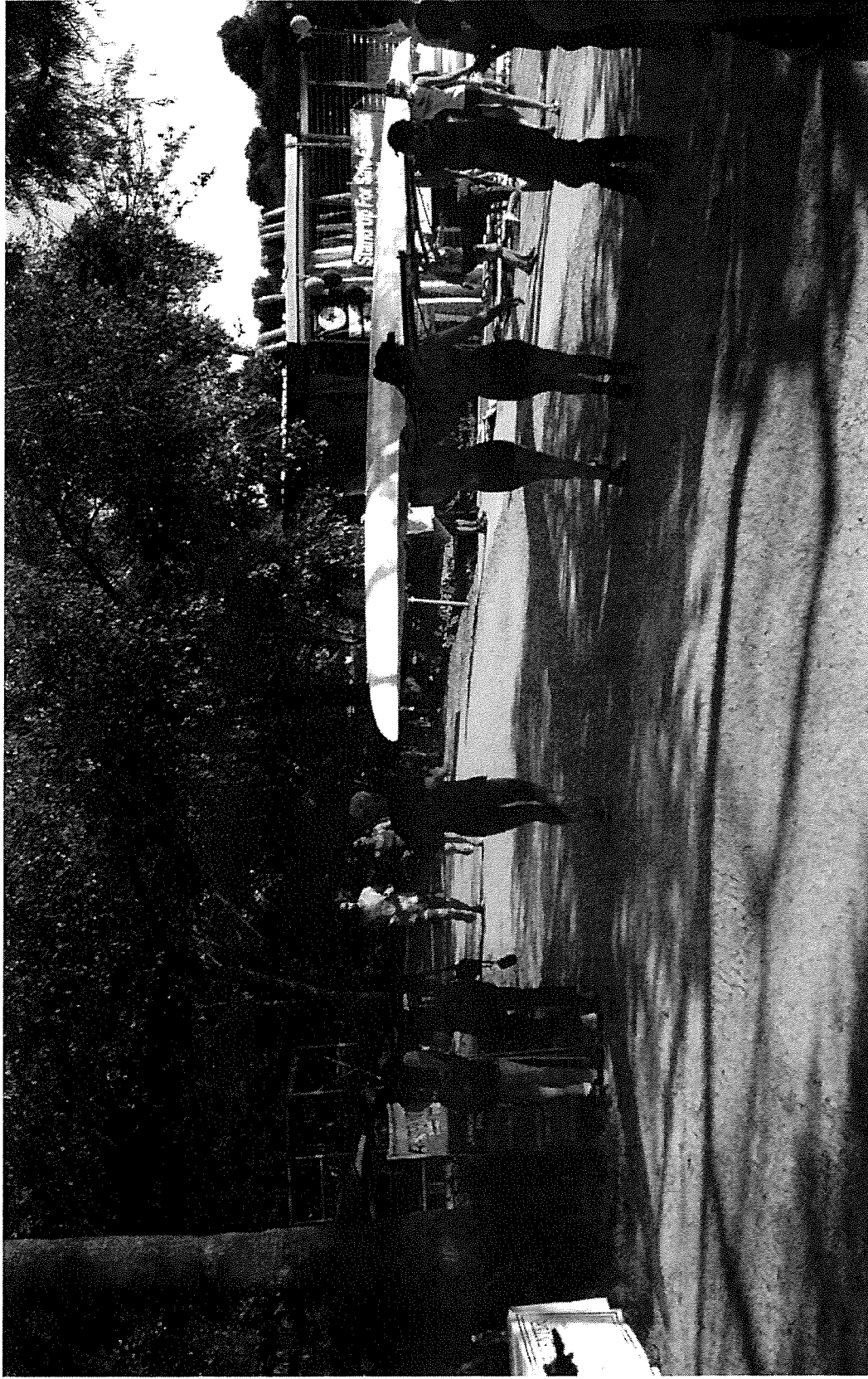
C15-2015-0154



EAST END ELEVATION

FLOATING BOATHOUSE & ROWING DOCK
TEXAS ROWING CENTER
AUSTIN PARKS and RECREATION DEPARTMENT
MAY 1, 2015

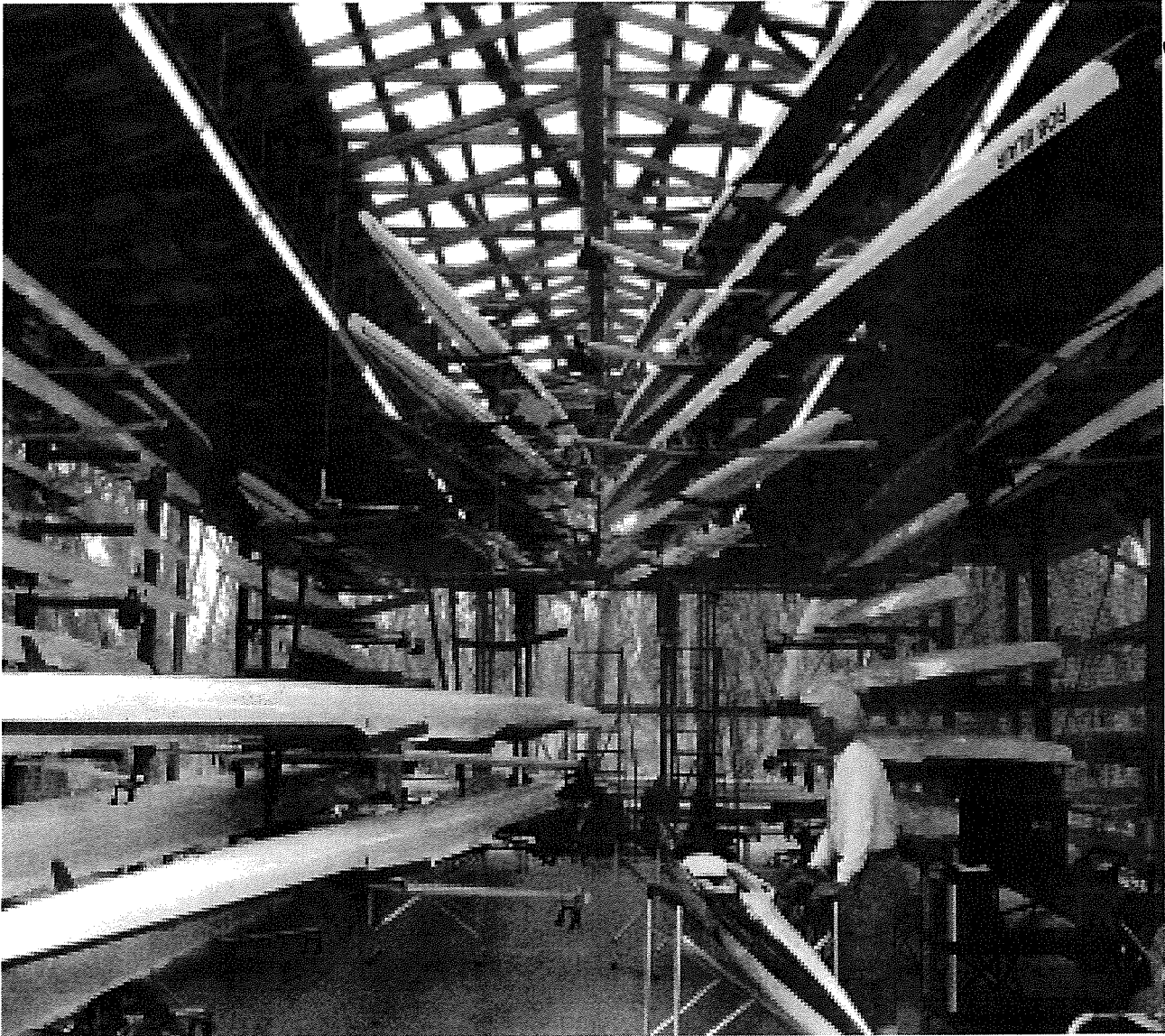
E131



Rowers cautiously carrying a sixty-foot long rowing shell across the Hike and Bike Trail.

Such maneuvers would be obviated when boats are stored on the dock.

15/27



13/2

View from inside the existing boathouse providing an idea of the character of the proposed construction and showing the transparency of the 2" x 2" wire grid walls.

The new, lower-profile floating boathouse will be 3 feet 8 inches lower in height.

